

043.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

890,500 / 890,500

USE VALUE:

890,500 / 890,500

ASSESSED:

890,500 / 890,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
29-31		PHILIPS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KENSHAY REAL ESTATE LLC	
Owner 2:	
Owner 3:	

Street 1:	91 MENOTOMY RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BURVILL PETER F & CAROL A/ TRS -
Owner 2:	2018 BURVILL FAMILY REVOCABLE -

Street 1:	42 MAIN STREET
Twn/City:	ACTON
St/Prov:	MA

Postal:	01720
---------	-------

NARRATIVE DESCRIPTION	
This parcel contains 5,477 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2151 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

104	Two Family	5477	Sq. Ft.	Site	0	80.	1.07	1														

IN PROCESS APPRAISAL SUMMARY										
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct
104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104	5477.000	423,100		467,400	890,500					
Total Card	0.126	423,100		467,400	890,500	Entered Lot Size				
Total Parcel	0.126	423,100		467,400	890,500	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.09	/Parcel: 414.0	Land Unit Type:				

104

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:																
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:																
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 4 - Vinyl				OthrFix:	Rating:																
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc:		# Units:										
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other													
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				Total	RMs: 12	BRs: 5	Baths: 2	HB									
Avg Ht/FL: STD				Location:																	
Prim Int Wall: 2 - Plaster				Total Units:																	
Sec Int Wall:	%			Floor:																	
Partition: T - Typical				% Own:																	
Prim Floors: 3 - Hardwood				Name:																	
Sec Floors:	%																				
Bsmnt Flr:																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac:	NO																		
% Com Wall		% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.0-0001-0005.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N Total Yard Items: Total Special Features: Total:																					